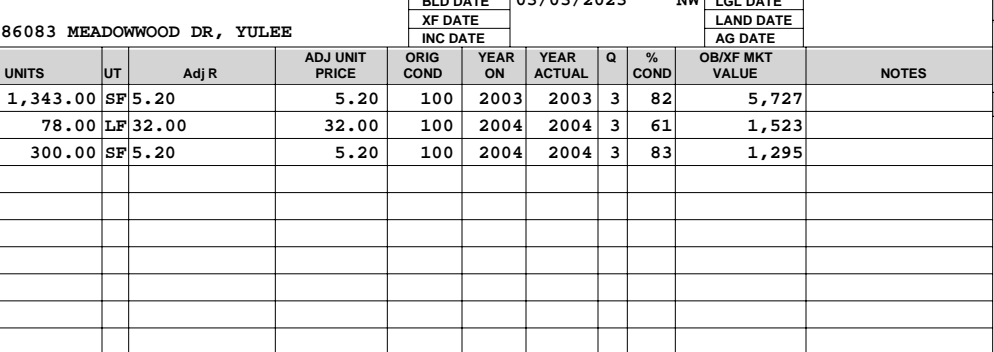


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	16 WD FR STUC 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 70				
Interior Floo	11 CLAY TILE 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	5 100				
Bathrooms	4 100				
Frame	02 WOOD FRAME 100				
Stories	2. 2. 100				
Units	0 100				
Occupancy	00 NONE 100				
Quality	01 Quality Level 01				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	4045.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,583	100	2003	2,583	281,529
FGR	919	55	2003	505	55,042
FOP	42	30	2003	13	1,417
FSP	205	40	2003	82	8,937
FUS	546	100	2003	546	59,510
TOTALS	4,295			3,729	406,436

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,729	92.2590	121.78	454,118	2003	2003	0	0	10.50	89.50	
1 SNGL FAM - 100% - 2007 Heated Area: 3129 HX Base Yr 2007												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			406,436
TOTAL MARKET OB/XF VALUE			8,545
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			479,981
SOH/AGL Deduction			236,793
ASSESSED VALUE			243,188
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			192,466
TOTAL JUST VALUE			479,981
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			460,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311035	NEW CONSTR	225,188	04/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2496/1365	9/08/2021	QC	U	I	11	100
GRANTOR: GRAVES FRANKLIN R & C						
GRANTEE: GRAVES FRANKLIN R S						
2496/1341	9/08/2021	QC	U	I	11	100
GRANTOR: GRAVES FRANKLIN SR &						
GRANTEE: GRAVES FRANKLIN R &						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0			5.20	100	2003	2003	3	82	5,727	
2	0471	VINYL FNC	0	100	0	0		LF 32.00	32.00	100	2004	2004	3	61	1,523	
3	0811	CONCRETE B	0	100	30	10		SF 5.20	5.20	100	2004	2004	3	83	1,295	

TOTAL OB/XF												
8,545												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2003] W17 S8 W5 S2 W6 S9 FSP=[YR=2003] W19 S6 E3 S7 E13 N7 E3 N6\$ S6 W3 S7 W13 N7 W3 N6 W10 S49 E12 N3 E6 FOP=[YR=2003] S3 E10 FGR=[YR=2003] S20 E10 N2 E19 N31 W29 S13\$ N3 W3 N3 W4 S3 W3\$ E3 N3 E4 S3 E3 N10 E29 N55\$ PTR=E15 FUS=[YR=2003] E14 S39 W14 N39\$ W15\$.												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							